

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 29, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 29, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ
KA 2008-MA-013) (Admin. moved from 10/7/08 and 7/28/09 at appl. req.) (Indefinitely deferred
Admin. from 11/4/08 at appl. req.) (Reactivated on 5/19/09)
Moved to
9/22/09 at
appl. req.
- 9:00 A.M. LARRY & CHERYL MORAN, SP 2009-MA-064 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
SCL location to permit addition to remain 5 ft. 4 in. from rear lot line and 0.0 ft. from side lot line
Approved such that side yards total 11.4 feet. Located at 6224 Berlee Dr. on approx. 9.09 sq. ft. of
land zoned R-3 (Cluster). Mason District. Tax Map 72-2 ((9)) 96.
- 9:00 A.M. MEGAN B. KENNEY, SP 2009-LE-054 Appl. under Sect(s). 8-923 of the Zoning Ordinance
to permit a fence greater than 4.0 ft. in height to remain in the front yard. Located at 3400
SC Sapphire Ct. on approx. 10,359 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2
Approved ((24)) 81.
- 9:00 A.M. VICKY C. URCUYO AND MARCO V. URCUYO, SP 2009-HM-055 Appl. under Sect(s). 8-
914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements
SC based on error in building location to permit accessory storage structure to remain 3.2 ft.
Approved from side lot line and to permit reduction to certain yard requirements to permit
construction of addition 6.6 ft. from side lot line such that side yards total 14.8 ft. Located
at 1843 Abbotsford Dr. on approx. 18,028 sq. ft. of land zoned R-2 (Cluster). Hunter Mill
District. Tax Map 28-4 ((20)) 3.
- 9:00 A.M. JUDITH A. ROBINSON, SP 2009-SU-062 Appl. under Sect(s). 3-303 of the Zoning
Ordinance to permit a home child care facility. Located at 5537 Belle Pond Dr. on approx.
SC 8,833 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 54-1 ((15)) 1.
Approved
- 9:00 A.M. STEPHEN N. SMITH, SP 2009-MV-059 Appl. under Sect(s). 8-922 of the Zoning
Ordinance to permit reduction of certain yard requirements to permit construction of
SJ addition 5.8 ft. from side lot line. Located at 6927 Duke Dr. on approx. 7,320 sq. ft. of land
Approved zoned R-8. Mt. Vernon District. Tax Map 93-1 ((23)) (9) 24.

- 9:00 A.M. HARCO III, INC., T/A FAST EDDIES, SPA 95-Y-069-03 Appl. under Sect(s). 4-703 of the Zoning Ordinance to amend SP 95-Y-069 previously approved for billiard hall with an eating establishment to permit dance hall and modification of development conditions. Located at 14100, 14114 - 14116 Lee Hwy. on approx. 9.3 ac. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 8C. (Admin. moved from 6/16/09 and 7/14/09 at appl. req.)
SJ Admin. Moved to 11/3/09 at appl. req.
- 9:00 A.M. MEDHAT YOUSSEF, SP 2009-SP-026 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11815 Robertson Farm Ci. on approx. 6,941 sq. ft. of land zoned PDH-2 and WS. Springfield District. Tax Map 56-3 ((15)) 27. (Continued from 7/7/09)
DH Withdrawn
- 9:00 A.M. OKSANA ELARINY DDS, SP 2009-MA-063 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 5508 Seminary Rd. on approx. 12,659 sq. ft. of land zoned R-3 and SC. Mason District. Tax Map 62-3 ((1)) 7B.
DH Approved
- 9:00 A.M. THE NEW VISION COMMUNITY CHURCH, INC., SP 2009-SU-018 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church with private school of general education. Located at 14927 Lee Hwy. on approx. 10.0 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 28. (Admin. moved from 6/16/09, 7/14/09, and 8/11/09 at appl. req.)
DH Decision Deferred to 11/17/09
- 9:30 A.M. RICHARD LORD, A 2008-SP-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 6616 Saddlehorn Ct. on approx. 9,400 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((11)) 9. (Admin. Moved from 10/21/08, 1/27/09, 2/10/09, 5/12/09, and 8/11/09 at appl. req.)
CF Admin. Withdrawn
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept on property in the R-3 Cluster District in violation of Zoning Ordinance provisions. Located at 13206 Poplar Tree Rd. on approx. 11,021 sq. ft. of land zoned R-3 Cluster and WS. Springfield District. Tax Map 45-3 ((2)) (21) 15. (Admin. moved from 1/27/09, 3/24/09, and 7/28/09 at appl. req.)
BP Admin. Moved to 11/3/09 at appl. req.
- 9:30 A.M. WILLIAM J. HILBERS, A 2009-MA-031 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant's property is not buildable under Zoning Ordinance provisions. Located on approx. 12,199 sq. ft. of land zoned R-2 and pt. H-C. Mason District. Tax Map 72-1 ((1)) 29A.
GT Upheld

9:30 A.M. JOHN DENNIS HALL JR., CYNTHIA R. BAUSO, A 2008-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining outdoor storage, have erected a fence in excess of four feet and an accessory storage structure all in the front yard, and are allowing the parking of a vehicle on the unpaved surface of the front yard on property in the R-4 District, all in violation of Zoning Ordinance provisions. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62. (Deferred from 7/1/08, 8/5/08, 10/7/08, and 1/6/09 at appl. req.) (Continued from 4/14/09 and 7/7/09 at appl. req.)

MS
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN